

Original Proffers X

Amendment

FINAL PROFFER STATEMENT

ZMA Number and Name: ZMA 2024-00004 Flow Slopes Rezoning

Parcel Numbers: 07800-00-00-014A0, 07800-00-00-01400, 07800-00-00-014E0

Owner: Flow 1357 Richmond LLC and Flow 1381 Richmond LLC

Date of Proffer Signature: April 24, 2025

TMP 07800-00-00-014A0: 5,224 square feet of preserved slopes to be rezoned to managed slopes

TMP 07800-00-00-01400: 10,480 square feet of preserved slopes to be rezoned to managed slopes and removal of proffered conditions approved with ZMA201600023

TMP 07800-00-00-014E0: Removal of proffered conditions approved with ZMA201600023

Flow 1357 Richmond LLC is the owner of Albemarle County tax parcels 07800-00-00-01400 and 07800-00-00-014E0 (together, the “Toyota Parcels”) and Flow 1381 Richmond LLC is the owner of Albemarle County tax parcel 07800-00-00-014A0 (the, “Mercedes Parcels”). The Toyota Parcels and the Mercedes Parcel are, collectively referred to herein, as the “Property.” Flow 1357 Richmond LLC and Flow 1381 Richmond LLC are, collectively referred to herein, as the “Owners.” The Property is the subject of rezoning application ZMA No. 202400004, a project known as, “Flow Slopes Rezoning” (the “Project”).

Pursuant to Section 33 of the Albemarle County Zoning Ordinance (Chapter 18 of the Albemarle County Code), the Owners hereby voluntarily proffer the conditions listed below, which shall be applied to the development of the Property if 15,704 square feet of preserved slopes are rezoned to managed slopes. These conditions are proffered as a part of the requested rezoning and the Owners specifically deem the following proffers reasonable and appropriate, as conclusively evidenced by the signatures below. The signatories below signing on behalf of the Owners covenant and warrant that they are authorized signatories of the Owners for this proffer statement. Upon approval, these proffers shall supersede and fully replace all proffers associated with ZMA201600023 that applied to the Toyota Parcels, which shall thereafter be of no further force or effect.

1. **ON-SITE STORMWATER TREATMENT:** The Owners shall provide on-site stormwater treatment for phosphorus reduction equal to twice the total phosphorus load reduction provided by 2.47 acres of forest land cover on the Property, as calculated using the Virginia Department of Environmental Quality's Runoff Reduction Method – New Development Compliance Spreadsheet (Version 4.1).

(Signature Pages Immediately Follow)

OWNER:

Owner of 07800-00-00-01400 and 07800-00-00-014E0

FLOW 1357 RICHMOND LLC

Paul E. [Signature]

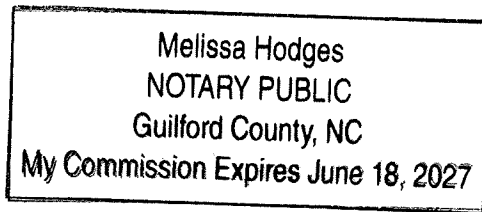
STATE OF NC

CITY/COUNTY OF Forsyth, to wit:

The foregoing instrument was acknowledged before me this 24th day of April 2025
by Flow 1357 Richmond LLC.

My Commission expires: 6/18/27

[Signature]
Notary Public



WITNESS the following signatures:

OWNER:

Owner of 07800-00-00-014A0

FLOW 1381 RICHMOND LLC

[Signature]

STATE OF NC

CITY/COUNTY OF Forsyth, to wit:

The foregoing instrument was acknowledged before me this 24th day of April 2025
by Flow 1381 Richmond LLC.

My Commission expires: 6/18/27

[Signature]
Notary Public

